

# FOR SALE

## Part Let Mixed Use Investment

Refurbished building with 33 dedicated car parking spaces

Gross income of £58,607 per annum

Estimated Rental Value of £125,000 per annum

Total site area of 0.54 acres (2,185 sqm)

Total floor area extending to 1,513 sqm (16,293 sq ft)

**Sale Price: Offers Over £700,000**



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**On behalf of David McGinness  
and Jude Howson**

**Acting as Joint Liquidators of the  
Company VGM1 Limited ("The  
Company")**

**14 CARMYLE AVENUE, GLASGOW, G32 8HJ**

**CONTACT:**

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**| 0141 331 2807 – 07551 173132**







# Location

14 CARMYLE AVENUE, GLASGOW, G32 8HJ

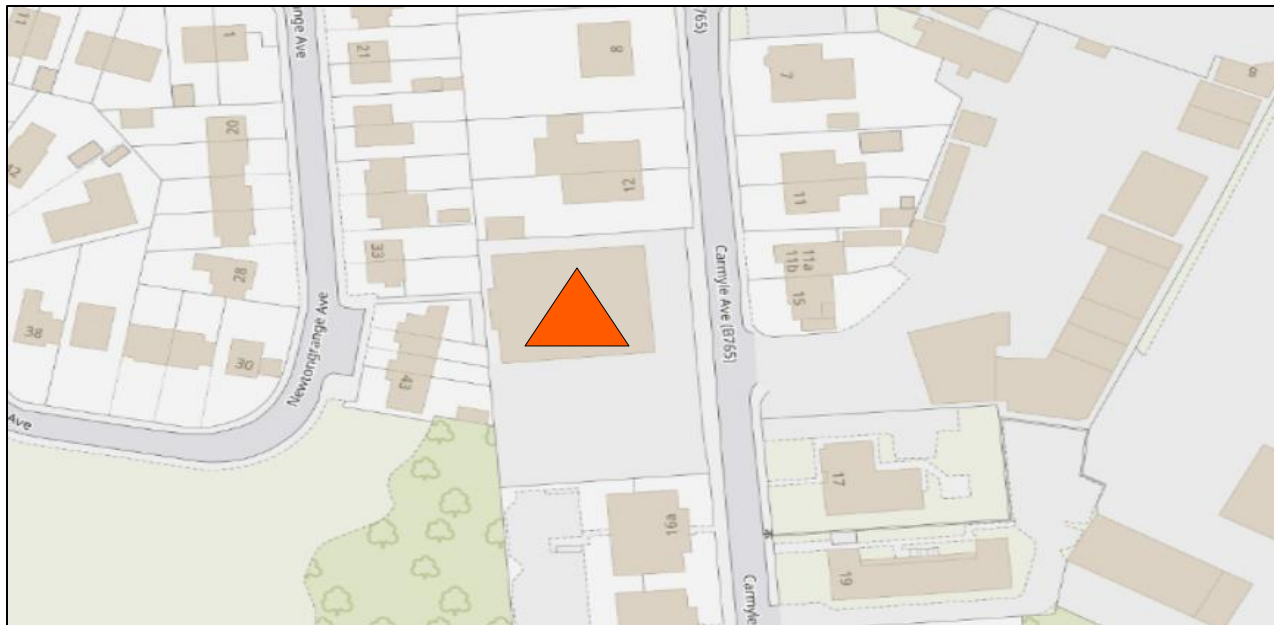


The subjects are situated on the western side of Carmyle Avenue within the Tollcross area of Glasgow, a short distance southeast of Glasgow city centre.

Carmyle Avenue (B765) is a main arterial road linking Tollcross Road/Hamilton Road to the north, as well as London Road (A74) to the south.

The subject property is well served by public transport links, with Carmyle Train Station being a short distance to the southeast, providing provides direct access to Glasgow city centre.

The surrounding area is mixed in use comprising of residential and industrial/retail occupiers to include Sterling Furniture, Matalan, DFS, Costa Drive-Thru, Direct Flooring, Arnold Clark, The Range and Shell Petrol Filling Station.



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# Description

14 CARMYLE AVENUE, GLASGOW, G32 8HJ



The property comprises a two storey over basement standalone building which was constructed in the 1960's, however has undergone significant refurbishment in recent years.

The building is in use as a Business Centre trading as "Simple Business Centre" offering a mix of basement storage, retail/leisure/café uses at ground floor and office space at first floor.

The total site area is 0.54 acres (2,185 SqM) and provides dedicated car parking with up to 33 spaces and which is accessed from Carmyle Avenue via a secured gated entrance.







# Accommodation

14 CARMYLE AVENUE, GLASGOW, G32 8HJ



## Lower Ground Floor

The lower ground floor comprises of three open plan areas used as storage space which is shared amongst the tenants. Access is provided by both pedestrian access and vehicular roller access positioned at basement level.

## Ground Floor

The main entrance opens into a modern glazed Atrium providing access to all floors via staircase and lift.

At ground floor level there is a café open to the public comprising customer seating, service counter, kitchen and accessible toilets which is finished to a high standard.

A gym is also located on the western side of the building, featuring its own dedicated entrance and currently presented in shell condition.

The remainder of the ground floor consists of retail/office space occupied by a physio, and a wedding accessory business occupying the retail element.

## First Floor

The first floor comprises multiple individual office suites with shared toilet and storage areas. The office suites are finished to a high standard to include carpeted floor coverings and plasterboard and painted walls. In addition, occupants have access to a shared boardroom.

## ACCOMMODATION

	SqM	SqFt
Basement Floor	569.20	6,127
Ground Floor	580.60	6,250
First Floor	363.89	3,917
<b>TOTAL</b>	<b>1,513.70</b>	<b>16,293</b>

The above floor areas have been provided on a Net/Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# Tenancy Schedule

14 CARMYLE AVENUE, GLASGOW, G32 8HJ

Floor	Tenant	Start Date	End Date	Rental	Use
F1	Arctic Improvements Ltd	01/03/2024	28/02/2027	£3,548 p.a	Office
F2 & B1	Glasgow Sealants Ltd	01/08/2023	31/07/2028	£5,200 p.a	Office
F3	Vacant				Office
F4	Vacant				Office
F5	Securetech Limited	03/11/2023	02/11/2026	£6,979 p.a	Office
F6	The Brow House Glasgow	01/03/2024	28/02/2027	£1,600 p.a	Office
F7 & F8	NLCM Limited	01/05/2023	30/04/2026	£17,748 p.a	Office
F9	Vacant				Office
F10 & F11	Vacant				Office
F12	Marvel Decorators	01/04/2023	31/03/2026	£3,576 p.a	Office
F13	Supershield Scotland Limited	30/06/2023	29/06/2026	£4,800 p.a	Office
G1	Back to Basics Physio Limited	01/01/2024	01/01/2027	£9,600 p.a	Office/Studio
G2	Vacant				Office
G3	Vacant				Café
G4	Vacant				Class 11 Use
B2	Vacant				Store
B4	Vacant				Store
B5	Arctic Improvements Ltd	01/03/2024	28/02/2027	£2,724 p.a	Store

*The Net Income is reflective of Landlords outgoings.*

*This presents investors with an opportunity for active asset management, including the potential to implement lease renewals or extensions to enhance incomes security, with a reversionary yield of 16.98%.*

*The above tenancy schedule is accurate at the date of inspection and may be subject to change during the marketing process.*

<b>Total Gross Income</b>	£58,607 per annum
<b>Total Net Income</b>	£52,746 per annum
<b>Estimated Rental Value</b>	£125,000 per annum



## SALE PRICE

We are seeking offers in excess of £700,000 reflecting a Net Initial Yield of 7.9% after allowing for purchaser's costs.

Upon achieving full occupancy, the purchase price will reflect a reversionary yield of 16.9%.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll on an individual suite basis.

Further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

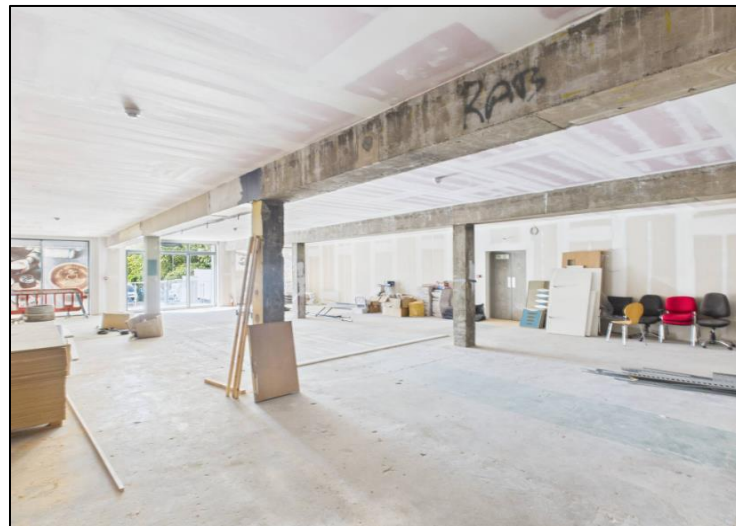
A copy of energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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